



**ఆంధ్రప్రదేశ్ రాజపత్రము**  
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**NOTIFICATIONS BY GOVERNMENT**

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**MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT  
(M)**

VMRDA - PLANNING - VSKP - BHEEMUNIPATNAM DC ZONE - PROPOSED REALIGNMENT OF PART OF THE PROPOSED 24.00 MTS WIDE SANCTIONED MASTER PLAN ROAD-2041 FROM SY.NO.62/P, 65/P, 73/P, 72/P, 74/P & 87/P OF KOTHAVALASA(V), BHEEMUNIPATNAM(M) TO SY.NO.62/P, 65/P, 73/P & 87/P OF KOTHAVALASA(V), BHEEMUNIPATNAM (M), VISAKHAPATNAM DISTRICT - PROPOSAL SUBMITTED - DRAFT VARIATION NOTIFICATION - ISSUED - REG.

**[Memo.No.2714917/M2/2025, Municipal Administration & Urban Development (M) Department, 10<sup>th</sup> March, 2025]**

**APPENDIX**  
**NOTIFICATION**

The following draft variation to the land use envisaged in the Zonal Development Plan & Master Plan for Visakhapatnam Metropolitan Region sanctioned in G.O.Ms.No.136, MA&UD Department, dt.08.11.2021 is proposed in exercise of the powers conferred by sub-sections (1) & (2) of section 15 of Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016 read with Section 15, sub-section (3),(4) &(5) of the Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016 is hereby published.

Notice is hereby given that the draft will be taken into consideration after expiry of 15 days from the date of publication of the Notification in the AP Gazette and that any objections or suggestions which may be received from any person with respect thereto before the expiry of the said period will be considered by the Government of Andhra Pradesh. Objections or suggestions should be addressed to the Metropolitan Commissioner, VMRDA., Visakhapatnam

/ the Principal Secretary to the Government, Municipal Administration & Urban Development Department, A.P. Secretariat, Amaravathi, Guntur District, Andhra Pradesh.

### **DRAFT VARIATION**

The Proposed Realignment of Part of Proposed 24m Master Plan Road from Sy.Nos.62/P, 65/P, 73/P, 72/P, 74/P & 87/P of Kothavalasa (V), Bheemunipatnam (M), Visakhapatnam District. (A-B as shown in the Variation Plan) to Sy.Nos., 62/P, 65/P, 73/P & 87/P of Kothavalasa (V), Bheemunipatnam (M), Visakhapatnam District (1-2 as shown in the Variation Plan) and also Proposed for Change of land use from the said deleted Road portion area to Mixed Use Zone-2(BAIA), since the subject road alignment affects the buildings in the weaker section layout situated at Sy.No.73/P of Kothavalasa. The boundaries of which are given in the schedule below which was earmarked as the Proposed 24 Mts Road in Visakhapatnam Metropolitan Region (VMR) Master Plan Sanctioned in G.O.Ms.No.136 MA&UD Dept., dated 08-11-2021 is now proposed to be shown in Visakhapatnam Metropolitan Region (VMR) Master Plan and which is available in the office of the Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam, subject to following conditions:

1. The applicant shall obtain prior technical clearance from the competent authority before commencement of any development activity at the site under reference.
2. The title and Urban Land Ceiling / Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities/Municipal Corporations/Municipalities before issue of building permission/development permission, and it must be ensured that the best financial interests of the Government are preserved.
3. The owners/applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling clearances etc.
4. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
5. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976. The change of land use shall not be used as the proof of any title of the land.
6. The above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act.
7. Any other conditions as may be imposed by the Metropolitan Commissioner, Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam.

### **SCHEDULE OF BOUNDARIES**

North : Sy.Nos.73/P of Kothavalasa(V), Bheemunipatnam(M),  
Visakhapatnam District.  
East : Sy.Nos.73/P of Kothavalasa(V), Bheemunipatnam(M),  
Visakhapatnam District.  
South : Sy.Nos.65/P, 73/P, 87/P of Kothavalasa(V),  
Bheemunipatnam(M), Visakhapatnam District.  
West : Sy.Nos.62/P of Kothavalasa(V), Bheemunipatnam(M),  
Visakhapatnam District.

**S.SURESH KUMAR**  
**PRINCIPAL SECRETARY TO GOVERNMENT**